

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 12th day of September 2002.

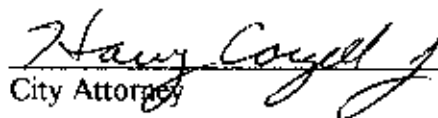
ATTEST:

APPROVED:

Connie Hooks, City Secretary

Ron Silvia, Mayor

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section 1, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from R&D, Research & Development and Light Industry, and R-1, Single Family Residential, to R-2 Duplex Residential.

19.451 acres being all that certain lot, tract, or parcel of land lying and being situated in the Robert Stevenson Survey, Abstract No. 54 in College Station, Brazos County, Texas, and being part of the 86.028 acre tract described in the Deed from Donald F. Carroll to Edelweiss Gartens Venture recorded in Volume 4167, Page 212 of the Official Records of Brazos County, Texas, being more particularly described in a Deed recorded in Volume 2726, Page 165, Official Records of Brazos County, Texas, said 19.451 acre tract being more particularly described in the attached Exhibit "B" and shown graphically in Exhibit "C".

FIELD NOTES
Proposed R-2 Zoning District
19.451 ACRES

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being part of the 86.028 acre tract described in the deed from Donald F. Carroll to Edelweiss Gartens Venture recorded in Volume 4167, Page 212 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at an iron rod with a 2" aluminum cap stamped "TxDOT ROW Marker" found in the proposed northeast right-of-way line of State Highway 40, said iron rod also being in the common line of the said 86.028 acre tract and the W. Barton Munro, trustee 110.57 acre tract as described in a deed recorded in Volume 2726, Page 165 (O.R.B.C.);

THENCE: along the northeast line of said Highway 40 for the following three (3) calls:

- 1) N 49° 28' 42" W for a distance of 831.63 feet,
- 2) N 36° 48' 22" W for a distance of 104.97 feet and
- 3) N 36° 02' 32" W for a distance of 237.30 feet for corner in the east right-of-way line of F.M. 2154/Wellborn Road (based on a 100' width);

THENCE: 329.00 feet in a counter-clockwise direction along the arc of a curve having a central angle of 6° 28' 02", a radius of 2914.79 feet, a tangent of 164.67 feet and a long chord bearing N 25° 48' 29" W at a distance of 328.82 feet to a 1/2-inch iron rod marking the west corner of the bforesaid Edelweiss Gartens Venture 86.028 acre tract;

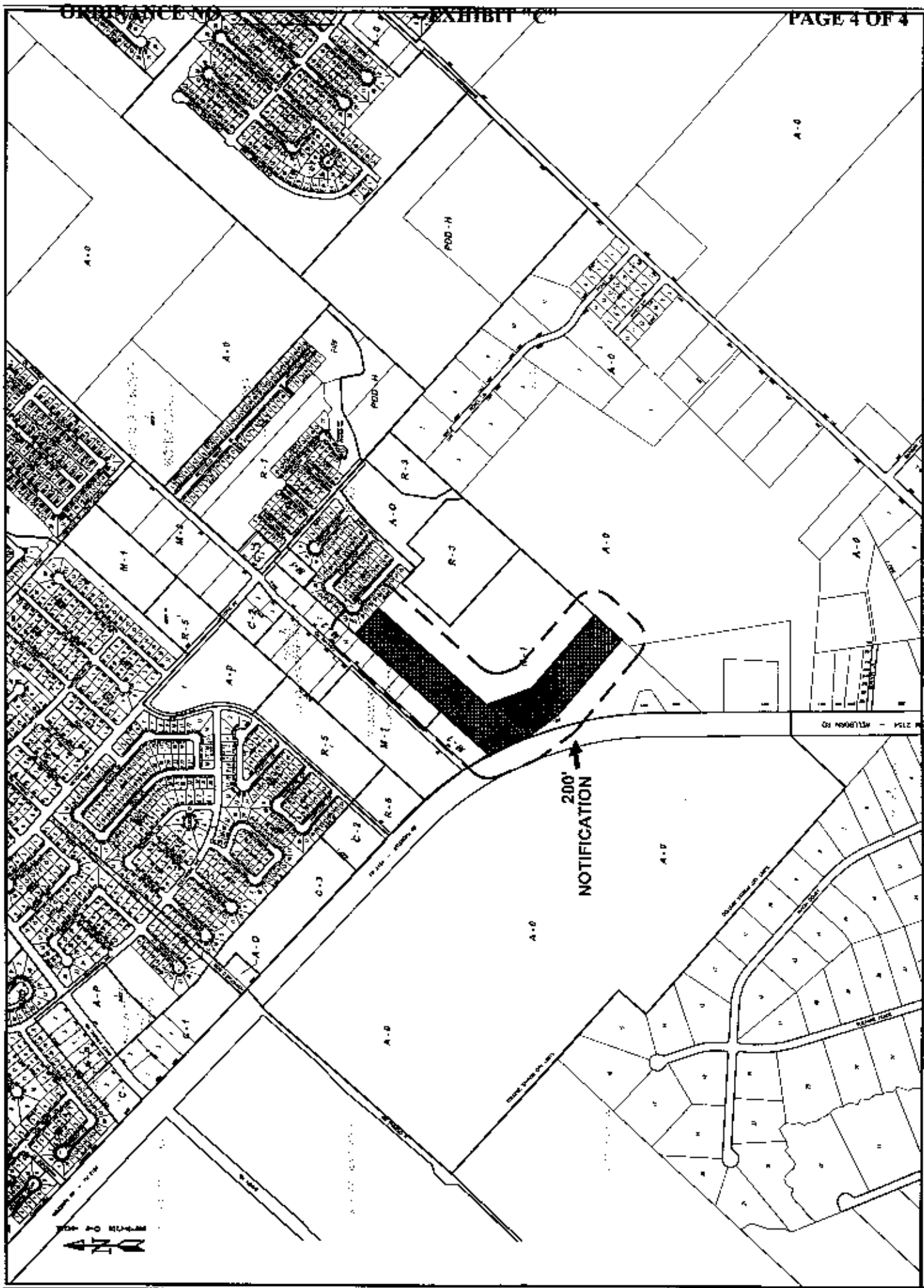
THENCE: N 41° 41' 27" E along the northwest line of the said 86.028 acre tract for a distance of 1512.91 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the west corner of EDELWEISS GARTENS, PHASE ONE Subdivision as described in Volume 4488, Page 35 (O.R.B.C.);

THENCE: S 48° 18' 32" E into the interior of the said 86.028 acre tract and along the southwest line of said EDELWEISS GARTENS, PHASE ONE for a distance of 300.00 feet for corner;

THENCE: continuing through the interior of said 86.028 acre tract for the following three (3) calls:

- 1) S 41° 41' 27" W for a distance of 1219.14 feet for corner,
- 2) S 20° 34' 09" E for a distance of 403.95 feet for corner and
- 3) S 49° 28' 42" E for a distance of 813.37 feet for corner in the southeast line of the said 86.028 acre tract;

THENCE: S 41° 49' 45" W for a distance of 302.58 feet to the POINT OF BEGINNING and containing 19.451 acres of land, more or less.



REZONING
APPLICATION

Case: 02-152

EDELWEISS GARTENS

City of College Station, Texas
DEVELOPMENT REVIEW

